

NO. 17-031

A BYLAW OF THE CITY OF VICTORIA

The purposes of this Bylaw are to amend the Zoning Regulation Bylaw by creating the R1-40 Zone, Cambridge 2 Single Family Dwelling District, and to rezone land known as 141 Cambridge Street from the R1-B Zone, Single Family Dwelling District to the R1-40 Zone, Cambridge 2 Single Family Dwelling.

The Council of The Corporation of the City of Victoria enacts the following provisions:

- 1 This Bylaw may be cited as the “ZONING REGULATION BYLAW, AMENDMENT BYLAW (NO. 1093)”.
- 2 Bylaw No. 80-159, the Zoning Regulation Bylaw, is amended in the Table of Contents of Schedule “B” under the caption PART 1 – DETACHED DWELLING ZONES by adding the following words:

“1.132 R1-40 Cambridge 2 Single Family Dwelling”
- 3 The Zoning Regulation Bylaw is also amended by adding to Schedule B after Part 1.131 the provisions contained in Schedule 1 of this Bylaw.
- 4 The land known as 141 Cambridge Street, legally described as Lot 20, Fairfield Farm Estate, Victoria City, Plan 897 and shown hatched on the map attached to and forming part of this Bylaw as Appendix 1, is removed from the R1-B Zone, Single Family Dwelling District, and placed in the R1-40 Zone, Cambridge 2 Single Family Dwelling District.

READ A FIRST TIME the	day of	2017
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READ A SECOND TIME the	day of	2017
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Public hearing held on the	day of	2017
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READ A THIRD TIME the	day of	2017
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ADOPTED on the	day of	2017
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CITY CLERK

MAYOR

PART 1.132 – R1-40 ZONE, CAMBRIDGE 2 SINGLE FAMILY DWELLING DISTRICT

1.132.1 Permitted Uses in this Zone

The following uses are the only uses permitted in this Zone:

- a. Uses permitted in the R1-B Zone, Single Family Dwelling District, subject to the regulations set out in Part 1.2 of the Zoning Regulation Bylaw
- b. Single family dwelling subject to the regulations contained in this Part, with no more than one of the following accessory uses:
 - Secondary suite subject to the regulations in Schedule “J”;
 - Garden suite subject to the regulations in Schedule “M”; or
 - Roomers or Boarders up to a maximum of 4

1.132.2 Lot Area

- | | |
|---------------------------------------|--------------------------------------------|
| a. <u>Lot area</u> (minimum) | 460m ² |
| b. <u>Lot width</u> (minimum average) | 15m |
| c. <u>Panhandle lot</u> | Subject to the regulations in Schedule “H” |

1.132.3 Floor Area of the Principal Building

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|-------------------------------------------------------------------------------------|-------------------|
| a. Floor <u>area</u> , of all floor levels combined (minimum) | 70m ² |
| b. Floor <u>area</u> , for the first and second <u>storeys</u> combined (maximum) | 280m ² |
| c. Floor area, of all floor levels combined (<u>maximum</u>) | 385m ² |
| d. <u>Private garage</u> : floor <u>area</u> of all floor levels combined (maximum) | 37m ² |

1.132.4 Height, Storeys, Roof Decks

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|-----------------------------------------------|-----------------------|
| a. Principal <u>building height</u> (maximum) | 7.6m in <u>height</u> |
| b. <u>Storeys</u> (maximum) | 2 <u>storeys</u> |
| c. <u>Roof Deck</u> | Permitted |

PART 1.132 – R1-40 ZONE, CAMBRIDGE 2 SINGLE FAMILY DWELLING DISTRICT

1.132.5 Setbacks, Projections

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|----------------------------------------------------------------------|-------------------------------------------------------------|
| a. <u>Front yard setback</u> (minimum) | 7.5m |
| except for the following maximum projections into the setback: | |
| • steps less than 1.7m in <u>height</u> | 2.5m |
| • <u>porch</u> | 1.6m |
| b. <u>Rear yard setback</u> (minimum) | 7.5 or 25% of <u>lot</u> depth
whichever is greater |
| c. <u>Side yard setback</u> from interior <u>lot lines</u> (minimum) | 1.5m or 10% of the <u>lot</u> width
whichever is greater |
| | 3.0m for one <u>side yard</u> |
| d. Combined <u>side yard setbacks</u> (minimum) | 4.5m |
| e. Eave projections into <u>setback</u> (maximum) | 0.75m |

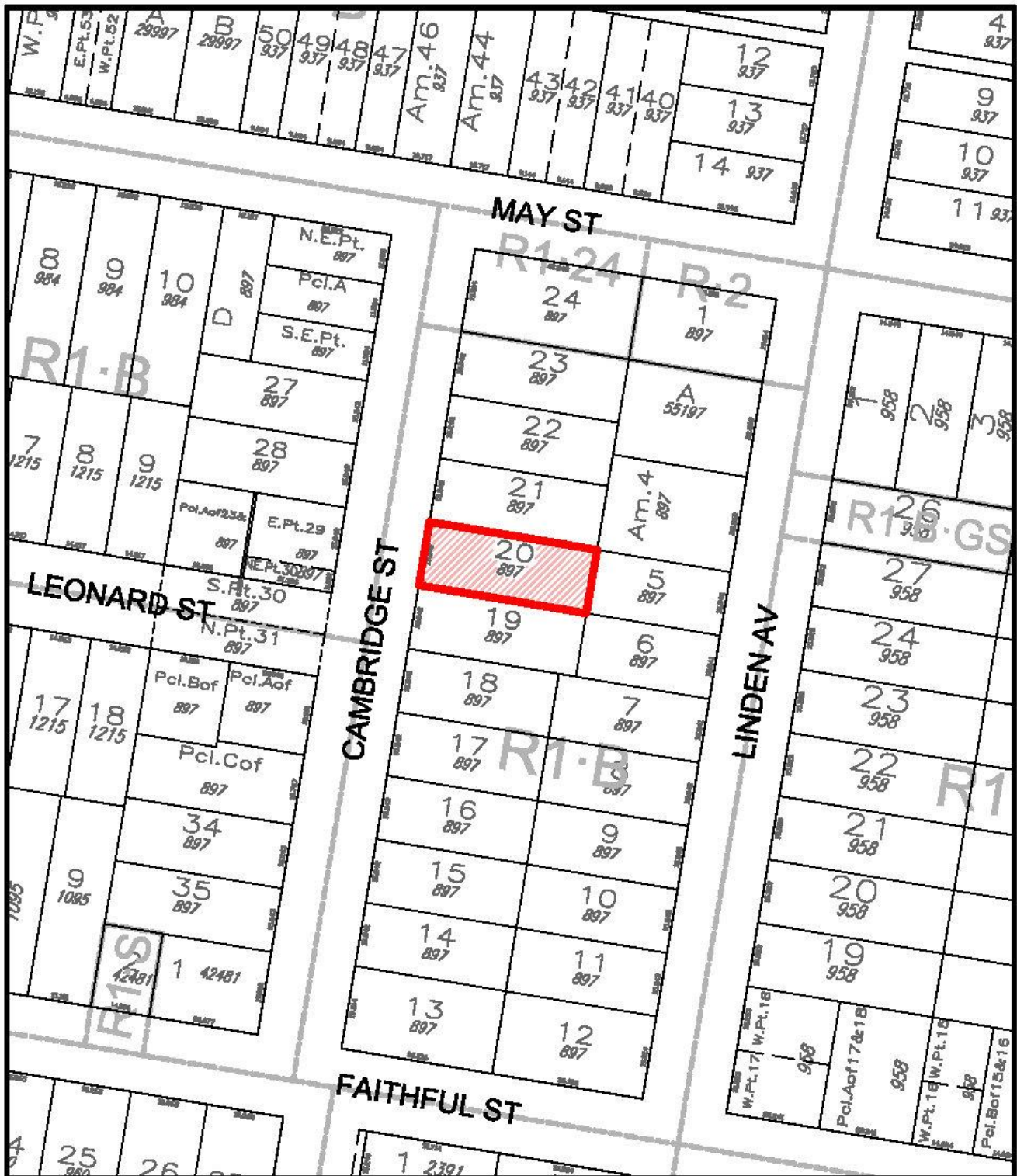
1.132.6 Site Coverage, Parking

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|-----------------------------------|-----------------------------------------------|
| a. <u>Site coverage</u> (maximum) | 40% |
| b. Parking | Subject to the regulations in
Schedule "C" |

1.132.7 Outdoor Features

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| a. The <u>setbacks</u> set out in section 1.132.5 apply to <u>outdoor features</u> as though they are <u>buildings</u> |
| b. <u>Outdoor features</u> may not exceed a height of 3.5m from <u>natural grade</u> or <u>finished grade</u> ,
whichever is lower |

Appendix 1 to Bylaw No.17-031



141 Cambridge Street
Rezoning No.00542

